

93 Royal Birch Mount NW
Calgary, Alberta

MLS # A2239385

\$479,888

Division:	Royal Oak		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Level, Low Maintenance Landscape, Rec		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Curtains Rods and Curtains		

Welcome to The Outlook in Royal Oak! This well-maintained 2-storey townhome offers over 1,200 sq. ft. of living space, with a private fenced backyard and an unfinished basement ready for future development. Built by Avalon Master Builders in 2004, recent updates include fresh paint, a new fridge and stove, and a ceiling fan for summer comfort. The upper level features 3 spacious bedrooms and a full bath, while the main floor boasts a functional layout with open-concept kitchen, dining, and living areas, perfect for family life or entertaining. Cozy up by the fireplace in winter and enjoy BBQs in your yard during summer. The attached garage is 22' x 11.8', and the furnace was upgraded in 2016. Located just steps from Royal Oak Shopping Centre, schools, restaurants, medical clinics, and with quick access to Stoney Trail. This home offers the perfect blend of comfort, convenience, and value in a quiet, family-friendly complex. Don't miss out!